



## ORDINANCE NO. 3188

**AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF FARMERS BRANCH, TEXAS, BY GRANTING A SPECIFIC USE PERMIT-INTERIM USE FOR A SPECIAL EVENT CENTER (BANQUET HALL) FOR A 6,493± SQUARE FOOT PORTION OF LOT 1, BLOCK A, RENAISSANCE PLACE, AN ADDITION TO THE CITY OF FARMERS BRANCH, TEXAS (GENERALLY KNOWN AS 13435 BEE STREET, SUITE TWO, FARMERS BRANCH, TEXAS) WHICH IS LOCATED IN PLANNED DEVELOPMENT NUMBER 70 (OLD FARMERS BRANCH – GENERAL BUSINESS) (PD-70 OFB-GB) ZONING DISTRICT; PROVIDING FOR A SITE PLAN; PROVIDING FOR ADDITIONAL SPECIAL CONDITIONS; PROVIDING A RESOLUTION OF CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND (\$2,000.00) DOLLARS; PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING FOR RECORDING**

**WHEREAS**, the Planning and Zoning Commission of the City of Farmers Branch and the governing body of the City of Farmers Branch, in compliance with the laws of the State of Texas and the ordinances of the City of Farmers Branch, have given requisite notice by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally and to all persons interested and situated in the affected area and in the vicinity; and

**WHEREAS**, in accordance with Section 8-452 of the Comprehensive Zoning Ordinance, as amended, the City Council makes the following findings with respect to the application requesting the issuance of a Specific Use Permit – Interim Use for a 6493± square foot portion of Lot 1, Block A, Renaissance Place, an addition to the City of Farmers Branch, Texas, according to the plat thereof recorded as Instrument No. 200600196135, Official Public Records, Dallas County, Texas (generally known as 13435 Bee Street, Suite Two, Farmers Branch, Texas) (“the Property”) located in Planned Development No. 70 (Old Farmers Branch – General Business)(PD-70 OFB-GB) Zoning District and depicted in Exhibit A, attached hereto and incorporated herein by reference, to wit:

1. The proposed use of the Property is consistent with existing uses of adjacent and nearby property;
2. The proposed use of the Property is not consistent with: (a) the reasonably foreseeable uses of adjacent and nearby property anticipated to be in place upon expiration of the term of the Specific Use Permit - Interim Use; or (b) the use of the Property contemplated by the City's Comprehensive Plan, as in effect on the date of granting of said permit;



3. The proposed use of the Property will not impair development of adjacent and nearby property in accordance with said Comprehensive Plan during the period for which the Specific Use Permit - Interim Use is in effect;
4. The proposed use of the Property will not adversely affect the City's Thoroughfare Plan and traffic patterns, as in effect at the time of granting of said permit, and as contemplated by the City's Comprehensive Plan;
5. The applicant has proposed to make an investment of up to \$106,000.00 in improvements to the Property related to the use to be authorized pursuant to the issuance of the requested Specific Use Permit - Interim Use and has stated that such investment can be recovered within two (2) years from the effective date of said permit and this Ordinance; and
6. The investment contemplated to be made by the applicant in the Property subsequent to or in reliance upon the issuance of the permit may reasonably be expected to be recovered prior to the expiration date of this Ordinance and the Specific Use Permit - Interim Use created hereby; and

**WHEREAS**, having held the above-referenced public hearing and making the above findings, the governing body, in the exercise of its legislative discretion, has concluded that the Comprehensive Zoning Ordinance and Zoning Map should be amended;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, THAT:**

**SECTION 1.** The Comprehensive Zoning Ordinance and zoning map of the City of Farmers Branch, Texas, be, and the same are hereby amended, so as to grant a change in zoning by granting a Specific Use Permit-Interim Use for a Special Event Center (Banquet Hall) within the Planned Development No. 70 (Old Farmers Branch - General Business) (PD-70 OFB-GB) Zoning District with respect to the use and development of the Property.

**SECTION 2.** The Property shall conform in operation, location and construction to the development standards specified within Planned Development No. 70 (Old Farmers Branch - General Business) (PD-70 OFB-GB) Zoning District, and, if developed and used as a Special Event Center (Banquet Hall), the use and development of the Property shall conform to the following special conditions:

- A. The Property shall be developed and used only in accordance with the Site Plan attached as Exhibit "A" and incorporated herein by reference, and which is hereby approved.
- B. The hours of operation of the Event Center shall not commence earlier than 10:00 a.m. nor continue later than 10:00 p.m. on Sundays through Fridays; and shall not commence earlier than 10:00 a.m. and continue no later than midnight



on Saturdays.

- C. The playing of live or recorded music or the use of sound amplification equipment for any purpose on the exterior of any building on the Property in association with operation of the Special Event Center is prohibited.
- D. Prior to an issuance of a certificate of occupancy to use the Property as a Special Event Center, construction of the vestibules shown on the Floor Plan attached hereto as Exhibit "B" and incorporated hereto and incorporated herein by reference shall be complete.
- E. The number of people occupying the Property shall not exceed 200 at any time.
- F. The use of the Property for a Special Event Center shall be permitted only as long as the owner of the Special Event Center (1) owns real property within the area bounded by Fruitland Avenue, Bee Street, Havenhurst, and the Dallas Area Rapid Transit rail right-of-way and/or (2) is a party to a shared parking agreement that complies with in the Comprehensive Zoning Ordinance with the owners of tracts of real property within the area bounded by Fruitland Avenue, Bee Street, Havenhurst, and the Dallas Area Rapid Transit rail right-of-way, and said real property is developed with paved parking in an amount sufficient to comply with the minimum off-street parking regulations as set forth in the Comprehensive Zoning Ordinance for all developed uses within said area. Prior to commencement of use of the Property as a Special Event Center, proof of ownership and/or copies of the shared parking agreements must be submitted to the Director of Planning for review and certification of compliance with this Paragraph F.
- G. For any event conducted at the Special Event Center at which alcoholic beverages are served the operator of the Special Event Center shall provide one licensed peace officer for each one hundred (100) persons in attendance, and one additional licensed peace officer if there two hundred (200) or fewer persons in attendance.

**SECTION 3.** The above described property shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Farmers Branch, as heretofore amended and as amended herein.

**SECTION 4.** The provisions of this ordinance shall be controlling with respect to the use and development of the Property for the purposes authorized in Section 1, above. In the event of any irreconcilable conflict with the provisions of any other ordinances of the City of Farmers Branch, the provisions of this ordinance shall be controlling.

**SECTION 5.** Should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so

decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

**SECTION 6.** An offense committed before the effective date of this ordinance is governed by prior law and the provisions of the Comprehensive Zoning Ordinance, as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

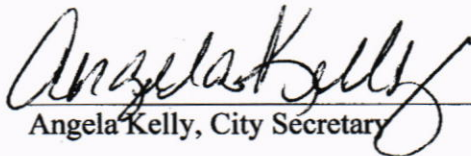
**SECTION 7.** Any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Farmers Branch, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000) for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

**SECTION 8.** This Ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and charter in such case provide, and the filing in the Official Public Records of Dallas County, Texas, the notice required by Section 8-459, of the Comprehensive Zoning Ordinance, as amended, have occurred.

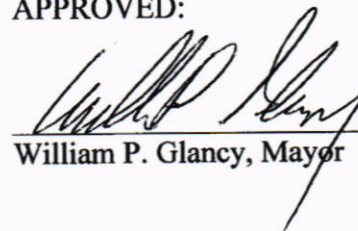
**SECTION 9.** This Ordinance and the right to use the Property for the purposes authorized herein shall terminate two (2) years from the effective date of this Ordinance.

**DULY PASSED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH,  
TEXAS, ON THIS THE 15th DAY OF MAY, 2012.**

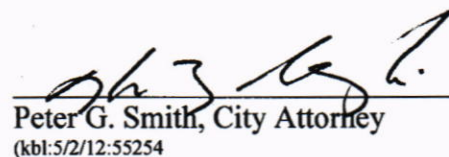
ATTEST:

  
Angela Kelly, City Secretary

APPROVED:

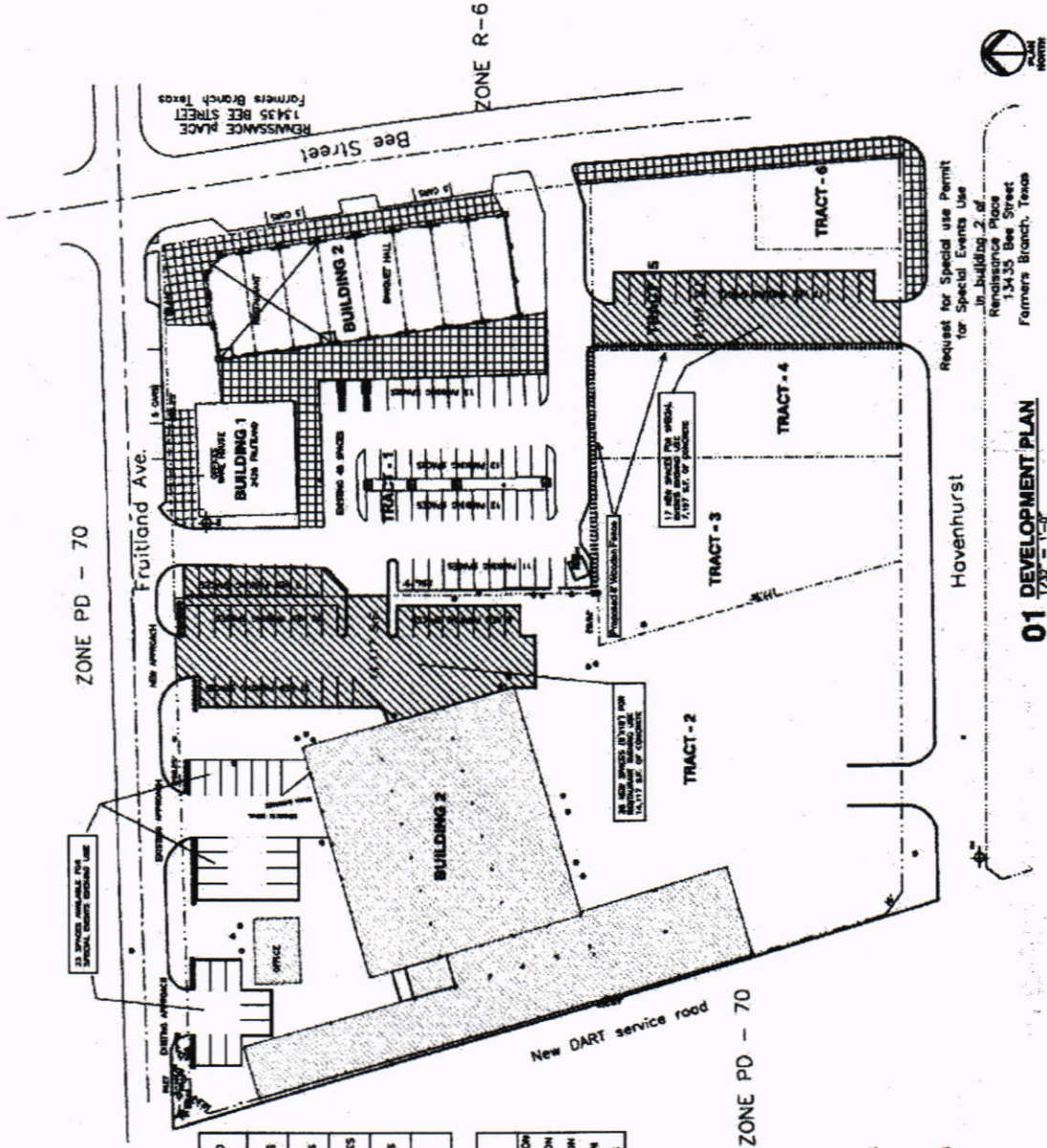
  
William P. Glancy, Mayor

APPROVED AS TO FORM:

  
Peter G. Smith, City Attorney  
(kbl:5/2/12:55254)



Ordinance No. 3183  
Exhibit "A"  
Site Plan



21 SPACES AVAILABLE FOR SPECIAL EVENTS USE

REDASSANCE PLACE  
13435 BEE STREET  
FORMERS BRANCH TEXAS

ZONE R-6



Request for Special Use Permit  
for Special Events Use  
In Building 2 of  
Redassance Place  
13435 Bee Street  
Formers Branch, Texas

Havenhurst

01 DEVELOPMENT PLAN  
1/2" = 1'-0"

New DART service road

ZONE PD - 70

USE	AREA OF USE BLDG. 1 AND 2 SQ. FT.	PARKING MOTOR	REQUIRED PARKING
OFFICE	2,100 S.F.	1 CAR/800 SF	4 SPACES
WAREHOUSE	3,700 S.F.	1 CAR/1000 SF	4 SPACES
RESTAURANT	170 SEATS 3,721 S.F.	1 SPC/DENY 3 SEATS	40 SPACES
BAR/CLUB	200 SEATS 6,403 S.F.	1 SPC/DENY 3 SEATS	67 SPACES
SUM OF REQUIRED PARKING SPACES = 115 SPACES			

TOTAL REQUIRED PARKING SPACES	EXISTING PARKING SPACES	ADDITIONAL PARKING SPACES
115 SPACES	48 SPACES ON LOT 1 11 SPACES AT CLUB	23 EXIST. SPACES ON LOT 2 28 NEW SPACES ON TRACT-2 17 NEW SPACES ON TRACT-3 9 NEW SPACES ON TRACT-4 TOTAL=77 SPACES
TOTAL=68 SPACES		TOTAL=77 SPACES
TOTAL PARKING SPACES PROVIDED = 138		

NOTE: REQUIRED BY CONTRACT  
BETWEEN TOTAL LAND OWNERS ON  
TRACT - 2 FOR USE REQUIRED OF  
TRACT ONE AVAILABLE 6:30 PM TILL  
10:00 PM ON WEEKDAYS AND ANY  
TIME SATURDAY AND SUNDAY.

- TRACT - 1  
SUBJECT TRACT 13435 BEE STREET, 127 ACRES
- TRACT - 2  
INVESTMENT PROPERTY BY SAME OWNER, 2.37 ACRES
- TRACT - 3 AND 4  
SINGLE FAMILY HOME IN COMMERCIAL ZONED LAND
- TRACT - 5  
INVESTMENT PROPERTY BY SAME OWNER, 0.32 ACRES
- TRACT - 6  
INVESTMENT PROPERTY BY SAME OWNER.

Ordinance No. \_\_\_\_\_  
 Exhibit "B"  
 Special Event Center Floor Plan



THE VICTORIA  
 DINING REMODEL  
 13455 BEE STREET SUITE 100, FARMERS BRANCH, TX 75204



SDS  
 SPECIALTY DESIGN SERVICES  
 13455 BEE STREET SUITE 100, FARMERS BRANCH, TX 75204  
 TEL: 972.333.1111  
 FAX: 972.333.1112  
 WWW.SDSDESIGN.COM

DESIGNED BY  
 SPECIALTY DESIGN SERVICES  
 13455 BEE STREET SUITE 100, FARMERS BRANCH, TX 75204  
 TEL: 972.333.1111  
 FAX: 972.333.1112  
 WWW.SDSDESIGN.COM

DATE: 04-13-2012  
 BY: [Signature]  
 CHECKED BY: [Signature]  
 APPROVED BY: [Signature]

PROJECT NO.: 04-13-2012  
 SHEET NO.: A2-02

PROJECT NAME: THE VICTORIA DINING REMODEL

PROJECT LOCATION: 13455 BEE STREET SUITE 100, FARMERS BRANCH, TX 75204

PROJECT OWNER: THE VICTORIA DINING REMODEL

PROJECT ARCHITECT: SDS

